



Board of Supervisors of Northampton County
P.O. Box 66 • Eastville, Virginia 23347

R03-18-A-014

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BOARD OF SUPERVISORS
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November 10, 2017

Ms. Felicia Fred
Environmental Protection Agency, Region III
1650 Arch Street
Mail Code 3HS51
Philadelphia, Pennsylvania 19103

RE: Northampton County, Virginia
FY2018 Brownfields Assessment Grant Application

Dear Ms. Fred:

The County of Northampton, Virginia, is pleased to submit the enclosed application for an Environmental Protection Agency (EPA) Brownfields Community-Wide Assessment Grant. Located on the Delmarva Peninsula, cradled between the Atlantic Ocean and Chesapeake Bay, the County is part of Virginia's Eastern Shore. Our seclusion and natural resources have allowed generations of families to create a rich tradition of living off the land through farming and fishing. Many related commercial and industrial businesses opened to support the agricultural and aquaculture activities. Running the length of the County through our small towns and villages, the US Highway 13 corridor and the railroad became the economic hub for Northampton County. Unfortunately, as the industries have been adversely affected by market changes, severe weather, seasonal changes, and Chesapeake Bay water quality issues, the County has seen significant population declines and many of the support businesses along the corridor, such as canneries, farm suppliers, gas stations, and even the hospital, have closed. Now an area of need, the corridor is also part of the Virginia Enterprise Zone. With this project, we will begin the assessment and cleanup planning for the brownfields in the Enterprise Zone, and encourage their redevelopment to create jobs and opportunities for our community.

a. APPLICANT IDENTIFICATION: County of Northampton
16404 Courthouse Road
Eastville, VA 23347

b. FUNDING REQUESTED:

- i. Grant Type: Assessment
 - ii. Assessment Grant Type: Community Wide
 - iii. Federal Funds Requested: \$300,000
 - iv. Contamination: Hazardous Substances \$200,000/Petroleum \$100,000
- c. LOCATION: Northampton County, Virginia
- d. PROPERTY INFORMATION: N/A – community-wide proposal
- e. CONTACTS:
- | | |
|--|--|
| i. Project Director: | ii. Chief Executive |
| Charles P. Kolakowski | Charles P. Kolakowski |
| County Administrator | County Administrator |
| County of Northampton | County of Northampton |
| PO Box 66 | PO Box 66 |
| Eastville, VA 23347 | Eastville, VA 23347 |
| Phone: (757) 678-0440 | Phone: (757) 678-0440 |
| Fax: (757) 678-0483 | Fax: (757) 678-0483 |
| ckolakowski@co.northampton.va.us | ckolakowski@co.northampton.va.us |
- f. POPULATION:
- i. 12,184 (American Community Survey 2015 5-year estimate)
 - ii. Northampton County is a municipal form of government.
 - iii. Northampton County has experienced persistent poverty over the past 30 years, according to the Historical County Level Poverty Estimates Tool – Census.gov (26.6% in 1990, 20.5% in 2000, 22.4% in 2010, and 23.0% in 2015)
- g. REGIONAL PRIORITIES FORM/OTHER FACTORS CHECKLIST: Attached
- h. LETTER FROM THE STATE ENVIRONMENTAL AUTHORITY: Attached

Thank you for your time and consideration. If you should have any questions, please do not hesitate to contact me.

Sincerely,



Charles P. Kolakowski
County Administrator

Regional Priorities Form/Other Factors Checklist

Name of Applicant: **Northampton County, Virginia**

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s): **Coordinated Public Funding for Brownfields**

Page Number(s): Page 11

Assessment Other Factors Checklist

Please identify with an (X) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors Apply</i>	
Community Population is 10,000 or less	
The jurisdiction is located within, or includes, a county experiencing 'persistent poverty' where 20% of more of its population have lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	1-2
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	11
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



COMMONWEALTH of VIRGINIA

DEPARTMENT OF ENVIRONMENTAL QUALITY

Street address: 629 East Main Street, Richmond, Virginia 23219

Mailing address: P.O. Box 1105, Richmond, Virginia 23218

www.deq.virginia.gov

Molly Joseph Ward
Secretary of Natural Resources

David K. Paylor
Director

(804) 698-4000
1-800-592-5482

October 19, 2017

Charles Kolakowski, County Administrator
County of Northampton
PO Box 66
16404 Courthouse Road
Eastville, VA 23347

Subject: Acknowledgement and Support
FY 2018 Brownfields Assessment Grant Proposal
Community Wide Hazardous and Petroleum Assessment Grant
EPA-OLEM-OBLR-17-07

Dear Mr. Kolakowski:

The Virginia Department of Environmental Quality (DEQ) is in receipt of your request for support to the above referenced Brownfields Grant applications. The request will be for a community-wide EPA Brownfields Assessment grant for sites with potential contamination from hazardous substances and/or petroleum in Northampton County and the County will serve as the applicant for the grant.

The county will be focusing on sites within the Enterprise Zone, which mainly follows Highway US-13 as it travels through the small towns along the length of the county. High priority sites already identified include a large, former industrial cannery, a former farm supply warehouse, a former hospital complex, former seafood processing site, two historic school buildings, and several former gas stations and maintenance garages. The grant will enable the county to encourage the redevelopment of these properties to support the revitalization of the corridor and the towns. Identification, assessment, and cleanup of brownfield sites in the county will benefit economic development of the area and help protect human health and the fragile coastal and Chesapeake Bay ecosystems.

The DEQ Brownfields Program is pleased to provide our support for this grant proposal. DEQ staff recently toured the proposed project area with you and feels that if successful the grant funds would play a vital role in the revitalization and investment in to the County.

FY 2018 Brownfields Assessment Grant Proposal
Community Wide Hazardous and Petroleum Assessment Grant
EPA-OLEM-OBLR-17-07
October 19, 2017

It is our sincere hope that the subject proposal will be successful and I look forward to working with your staff. If I can be of further assistance please don't hesitate to call me at (804) 698-4064.

Sincerely,



Vincent A. Maiden, CPG
Brownfields Program Coordinator

ec: Melinda Woodruff – DEQ-SWRO
Joe Morici – Cardno

1. **COMMUNITY NEED**

a. **Target Area and Brownfields**

i. Community and Target Area Descriptions

Northampton County makes up the southern 35 miles of a 70-mile-long stretch of the Delmarva Peninsula known as Virginia's Eastern Shore. "The Shore" as it is affectionately named, is cradled by the Atlantic Ocean and Chesapeake Bay or what is known locally as Bayside and Seaside. The Seaside contains the largest island wilderness chain on the U.S. Eastern Seaboard. The Bayside of the County is comprised of villages and towns, each with its own unique characteristics. At the southern end of the County is the Chesapeake Bay Bridge-Tunnel, connecting the County to the Hampton Roads area of Virginia. The Virginia Enterprise Zone largely follows US Highway 13, running the length of the County through the incorporated towns (Exmore, Nasswadox, Eastville, Cheriton, and Cape Charles) and villages. The County's portion of the **Virginia Enterprise Zone (EZ)** is the initial **target area** for this brownfields application. As funding and priorities allow, additional areas within the County will be targeted.

The seclusion of the peninsula has allowed generations of families to create a rich tradition of living off the land through farming and fishing. For centuries, a unique harmony between mankind and nature has evolved from these circumstances. Agriculture and aquaculture naturally became the most common industries in the area, which are both adversely affected by severe weather, seasonal changes, and water contamination. The target area's industrial history dates back to the development of rail service to the lower Eastern Shore in the 1880s. The rail line parallels the US Highway 13 corridor through the EZ as well. Thus, the target area become the economic hub for all of Northampton County, and many businesses and industry located along the railroad and within the present day EZ. One of the largest employers in the County for decades was the Kane-Miller Company's (later KMC Food Processing) cannery. Farmers from across the County would send their crops to the cannery, which, in turn, employed generations of county residents. As the market for canned fruits and vegetables changed, the cannery closed in the late 1980's, leaving many residents unemployed. Farmers saw a decrease in demand for produce and higher expenses to send their crops to distant markets. While agriculture is still a significant part of the County's economy, many farms consolidated or ceased operation, and the need for businesses to support farm operations decreased.

The County's population peaked in the 1930s at close to 19,000 people, but as the jobs have disappeared the County has seen a steady decline in population as residents move away in search of other economic opportunities. The population now stands at 12,184, a 36% decrease. As a result, the County's only hospital relocated in February to Accomack County, creating a large, new brownfield site in the target area. With a declining population and fewer industry drivers, many other former commercial sites have also been left vacant or abandoned.

Once again capitalizing on the seclusion of the peninsula and our beautiful natural assets, the County's tourism industry, however, is one of the few experiencing some growth in the target area of the past several years. Market demand is increasing for new retail, restaurant, and entertainment establishments to cater to tourists. Unfortunately, prime business sites are currently not attractive to new business owners or large corporations due to potential contamination from past use. Therefore, the County is focusing on transforming brownfield properties with the EZ target area into viable sites to support the tourism industry and the existing agriculture and aquaculture industries.

ii. Demographic Information and Indicators of Need

Northampton County is a rural, low income area suffering from a slow and steady decline in population (36% less since peaking in 1930s). The County is experiencing "**persistent poverty**" where over 20% of the population has lived in poverty over the past 30 years. The percentage of

NORTHAMPTON COUNTY, VIRGINIA

individuals below the poverty level in the County (23.0%) is double that of Virginia (11.5%), and the percentage within the EZ Target Area is even higher (27.4%). The **average median household income** in the EZ Target Area is only \$26,474, **less than half of Virginia's** median income of \$66,015. As a result, 86.18% of students in the Northampton County School District are eligible for free or reduced lunch (*Virginia DOE*). The County's unemployment rate is 9.5%, higher than that of Virginia and the US. The EZ Target Area is an aging community with 28.8% of its population 65 and older. **Median home values** in the EZ Target Area are **below** that of the County, which **significantly below** that of Virginia. Nearly **40%** of the population is considered a **minority** in the Target Area and County, significantly higher than the 26.4% minority population for the US. Environmental justice concerns are prevalent in the County as evidenced by the following demographic data table paired with the number and size of brownfield properties identified.

Demographic	EZ Target Area	Northampton County	Virginia	United States
Social Statistics				
Population	2,778	12,184	8,256,630	316,515,021
Percent Minority (Alone)	40.9	38.4	31.0	26.4
Percent African-American (Alone)	39.6	36.4	19.2	12.6
Percent Hispanic (Alone)	1.4	8.0	8.6	17.1
Percent Children (5 -under)	3.6	6.4	6.2	6.3
Percent Elderly (65-over)	28.8	24.3	13.3	14.1
Percent Women of Child Bearing Age	26.2	28.5	39.9	39.5
High School Graduate or Higher	69.4	79.7	88.3	88.8
Bachelor Degree	10.3	20.6	36.3	33.1
Economic Statistics				
Individuals Below Poverty Level	27.4	23.0	11.5	15.5
Families with Children Below Poverty (under age 5)	31.9	12.6	13.0	18.0
Per Capita Income	\$18,149	\$22,490	\$34,152	\$28,930
Median Household Income	\$26,474	\$35,055	\$66,015	\$53,889
Unemployment Rate	7.4	9.5	6.2	5.2
Median Home Value	\$132,864	\$160,900	\$245,000	\$178,600
Percent Vacant Homes	11.5	28.3	10.5	12.3
Percent Rental	44.5	31.1	33.8	36.1
Source: US Census American Community Survey 2015 5-year estimate data (http://www.census.gov/)				

Information from Voices for Virginia's Children (www.vakids.org) indicates that **39% of Northampton County's children live in poverty**, while **54% live below 200% of the poverty level** which means that their families can barely meet basic needs such as food, rent, and utilities. **71% of third graders fail** the Virginia Standards of Learning reading exam. Data shows that children from affluent families hear 30 million more words by age three than children from low-income households. In order to increase the educational opportunities for children in the County, the economic situation must improve. Redeveloping the brownfields in the EZ Target Area will allow for increased job opportunities, which will in turn increase income for our poorest families and decrease the numbers of families and children living below the poverty threshold.

iii. Description of the Brownfields

The County's industrial development began in the 1880s with building of the railroad tracks and commercial development followed US Highway 13. Development progressed over the decades to include a canneries, seafood processors, farm suppliers, automobile service stations and garages, a hospital, and numerous retail and service businesses. These properties prospered for years until the economy shifted, the population dwindled, and they were forced to shutter their doors. The wake of the decline left the EZ Target Area with vacant, blighted commercial and industrial areas

NORTHAMPTON COUNTY, VIRGINIA

through the spine of the County. Even more concerning, however, is the proximity of these properties to residential homes. These commercial properties and facilities were built at a time with little to no concern about environmental best practices. They were geographically located near the rail line and highway for ease of transportation and visibility. Homes were constructed nearby so employees could easily walk to work. In some cases, the brownfield property is immediately adjacent to or across the street from residential homes.

For example, the **Former KMC Food Processing** is a now-vacant vegetable processing and canning facility on approximately 30 acres with four large buildings totaling 200,000 square feet. A 2007 due diligence report notes former petroleum underground storage tanks (USTs) and aboveground storage tanks (ASTs) with a documented release. The extents of the known plume identified in the report are only 500 feet from nearest residence. Several residences to east, west, and south are located within 500 to 1500 feet of the property. Other potential contaminants include nitrates, ammonia, salts, and ethylene glycols. This location is the County's **top priority**, as its buildings are in good condition and can be redeveloped for light industry use. The property is located along the railroad track, making it an ideal location for processing, warehousing, and shipping of agriculture or aquaculture products.

Additional target properties, including previous use/potential contamination, current site conditions, and proximity to residents are outlined in the following table.

Target Brownfield Properties

Property Name	Previous Use/Potential Contamination	Current Site Conditions/Potential Reuse	Proximity to Residents
Goffigon & Leatherbury	Once one of the main suppliers for farms in the county; warehouse and store; potential herbicides, pesticides, solvents, petroleum hydrocarbons	Vacant; large multi-story warehouse building on 2.2 acres along railroad; Potential reuse as commercial retail for tourism industry	Located immediately across the street and adjacent to residences -- nearest 350 feet
Cheriton Oil Depot	Former oil depot; potential petroleum hydrocarbons	Vacant 1.5 acres of land; tanks recently removed; Potential for expansion of County recycling center	Located adjacent to residences – nearest 150 feet
Nassawadox Hospital Complex	Former 6-story hospital, nurses home, and cancer clinic; potential petroleum, asbestos, and solvents	Vacant 3 buildings on 24 acres; at least 3 large aboveground storage tanks present; Potential mixed-use with housing; offices, and Urgent Care center	Located adjacent to Woolen Mills Bldg. and among low income, high minority neighborhood
Cape Charles Sea Salt LLC	Former seafood processing; potential metals, PAHs, solvents, asbestos	Historic brick industrial building on 5 acres; vacant for over 50 years; Potential commercial retail for tourism industry	Located on main corridor into Cape Charles adjacent to farms and residences – nearest 600 feet
Robberecht Seafood Inc.	Former seafood processing; potential metals, PAHs, solvents, asbestos	Vacant historic building for former “Cape Charles Colored School” on 2.5 acres; vacant for over 30 years; Good location for retail redevelopment for tourism	Located on golf cart path between marina and country club – nearest residence 550 feet
Northampton Middle School	Former first African American High School, then Middle School; asbestos, lead, mold, petroleum hydrocarbons	Underutilized as county offices and for recreational use; Redevelopment planning underway with regional planning commission	Located adjacent to residences – nearest 575 feet
Kellogg Building	Former gas station and service garage; potential petroleum hydrocarbons; solvents; metals	Underutilized historic building at main corner of entrance to Cape Charles; 0.2 acres; Potential commercial retail reuse	Located within a downtown block with residences behind the property – nearest 150 feet

NORTHAMPTON COUNTY, VIRGINIA

Elliott Automotive	Former gas station and service garage; potential petroleum hydrocarbons; solvents; metals	Vacant cinder block building with former gas pumps on 0.75 acres; Potential commercial reuse	Located on main highway with residences behind – nearest 375 feet
Exmore Corner Mart	Former gas station; potential petroleum hydrocarbons	Vacant station and c-store on 1 acre; for sale Potential commercial reuse	Located at southern entrance to Exmore – nearest residence 110 feet

In addition to the priority properties listed, the County is aware of several other former gas stations, warehouses, agricultural processing, and automotive service garages in the EZ Target Area. The contaminants from these properties (and those listed in the above table) have potentially contaminated soil, groundwater, and stormwater runoff which must be addressed in order to protect County's sensitive ecosystem, natural assets, and population as well as provide opportunities for economic development.

b. Welfare, Environmental, and Public Health Impacts

i. Welfare Impacts

With the changing economy in the area and the resulting population decline, the EZ Target Area has seen growth in the number of brownfield sites and, consequently, a plague of welfare impacts. Its secluded location at the end of the Delmarva Peninsula has always made it difficult for residents to access necessary services, particularly healthcare. When the hospital moved out of the County earlier this year, the town of Nassawadox in the EZ Target Area was left with a large, 24-acre complex of brownfield sites; however, the impact is even more significant to the surrounding area and the County. Many of the related medical care providers and facilities moved too. There is now a ratio of 870 patients to 1 primary care provider. Residents must now travel to Accomack County, to the north; or, to the south, residents have to drive across the Chesapeake Bay Bridge-Tunnel, a 23-mile fixed link between the Delmarva Peninsula and Southeast Virginia, to reach mainland Virginia. Tolls to cross and return in the same day are \$16 off peak and \$18 during peak season. Some residents in portions of the EZ Target Area and the County are now no longer in a 1-hour critical care window for access to urgent care. In order to bring medical care back into the area, Northampton County needs to become a thriving community with successful businesses and an increasing in population, as well as a healthy tourism industry.

Brownfields also have a broad impact on housing in the EZ Target Area, as residential areas are so close to former commercial and industrial sites. As these buildings close and fall into disrepair, they create a blighting effect on the surrounding neighborhood and the value and quality of adjacent and nearby properties decrease. Quality, affordable, well-maintained homes and rental units are now scarce in the EZ Target Area. Conversely, other areas of the County (particularly in Cape Charles, where the median home value is \$337,900) saw an increase in housing prices early in the early 2000s due to an in-migration of a significant number of retirees and second home buyers with excess equity. As the 2007 Housing Analysis reports, this influx of out-of-County buyers created two housing markets, one for the "higher income in-migrants" and "move-ups" and the other for the "lower income in-migrants" and "non-movers" who struggle to find quality affordable housing. The second market of modest cost is of particular concern. Between 1980 and 2010, in contrast to neighboring counties in Virginia, Maryland, and North Carolina, Northampton is the only County where the number of occupied rental units declined, falling by 12.2% compared to a 21.79% **increase** in neighboring Accomack County (city level data not available). During that same period, the median contract rent increased by 612.53%, compared to 476.62% in Accomack. According to federal guidelines, affordable housing costs should be 30% or less of a household's income. In Northampton County, over 30% of renters and 38% of homeowners with a mortgage currently pay more than the federal standard. The affordable housing gap primarily affects young people, single parent households, and the elderly. With the EZ Target Area elderly population making up over a

quarter of its residents this is of great concern.

ii. Cumulative Environmental Issues

Persistent water contamination is an ongoing concern for the EZ Target Area and the surrounding area. The County's water supply comes from a sole-source aquifer, which is limited in supply and vulnerable to impairment. Contamination in soil and groundwater on the identified brownfield sites potentially pose a threat to the aquifer. Stormwater discharges from brownfield sites, other developed land, and agricultural properties as well as seepage from septic systems threaten surface waters, further impacting water quality. Impairment of these waters is not only potentially harmful to residents but is also not compatible with the major economic activities of agriculture, aquaculture, and tourism in the County. According to the 2011 Clean Water Act Comparative Ranking, Northampton County's percentage of surface waters with impaired or threatened uses was 90-100% with 53 water bodies in the County reporting problems.

According to the Virginia Department of Environmental Quality (VDEQ) environmental GIS database in addition to the brownfields identified, Northampton County is home to 52 Registered Storage Tank Facilities with a history of 58 petroleum releases. In addition, five RCRA Small Quantity Generators, one RCRA Large Quantity Generator, and one site in the Voluntary Remediation Program are located within the County (a majority of which are also in the EZ Target Area). As detailed above, residential homes are located in close proximity to the brownfields and the commercial and industrial businesses that produced a number of hazards, released through air, water, and soil. These home have been impacted by the air emissions, chemical releases, dust, stormwater runoff, and noise from these operations. Compounding the impacts from the brownfield sites, the US Highway 13 corridor and the rail line runs the length of County through the EZ Target Area. The brownfields located along the corridor and rail line. The highway and railroad bring with them their own pollution issues from right-of-way contamination (herbicides, pesticides, and petroleum) and auto and diesel emissions, which contain dozens of contaminants, carcinogens, ozone smog-forming compounds, and fine particulate matter. According to Scorecard (<http://scorecard.goodguide.com/index.tcl>), air quality rankings in Northampton County show carbon monoxide emissions in the 40-50% range. Volatile organic compound emissions are reported in the 50-60% range. Poor air quality is linked to both chronic and acute respiratory diseases, such as asthma, as well as strokes, heart disease and lung cancer.

iii. Cumulative Public Health Impacts

The Health Impacts from pollution and toxic releases are a continuing concern for EZ Target Area residents after generations of exposure to multiple environmental threats. According to the 2017 Community Health Rankings, Northampton County ranked 122 out of 130 counties in Virginia for social and economic factors with an overall ranking of 120 out of 133 counties for overall health outcomes.¹ According to the 2017 Eastern Shore Community Health Assessment Synthesis, the leading causes of mortality by a large margin in Northampton County were malignant neoplasms (i.e., cancer) and heart disease, followed by chronic lower respiratory diseases, cerebrovascular diseases, and diabetes. Age-adjusted death rates were 36% higher than the statewide rate for all combined deaths, and for 12 of the 14 leading causes of death. The Prevention Quality Indicator (PQI) for age-adjusted hospital discharge rate per 100,000 individuals shows that overwhelmingly, the County has a higher rate of hospitalizations. The discharge rate for adult asthma is 303.8 in the County is 56% higher than for Virginia (194.3).²

¹ <http://www.countyhealthrankings.org/rankings/data/va>; accessed October 2017.

² <http://www.vdh.virginia.gov/content/uploads/sites/78/2017/09/Eastern-Shore-Community-Health-Assessment-Synthesis.pdf>; accessed November 2017.

NORTHAMPTON COUNTY, VIRGINIA

Prevention Quality Indicator -
Age Adjusted Discharge Rates per 100,000

Indicator	Northampton County	Virginia
Total PQI Discharges	1,488.0	897.9
Congestive Heart Failure	247.8	221.2
Adult Asthma	303.8	194.3
Bacterial Pneumonia	215.3	143.9

Potential exposure to contaminants associated with the brownfield properties can have serious health impacts on the community. Considering the known connection between the contaminants identified on the brownfield sites (such as benzene in the petroleum plume on the KMC site) and cancer as well as between particulate emission inhalation and lower respiratory diseases, we can reasonably assume the County's residents are being negatively impacted by the brownfields sites, active industry, and the highway and railway-related releases in the area. Unfortunately, the loss of the hospital and easy access to healthcare puts residents at further risk.

In order to reduce these unfavorable health trends, the brownfield sites must be addressed. Unmitigated exposure pathways (as discussed in Section 1.a.iii) can put sensitive populations such as the elderly population (28.8% of EZ Target Area population) at increased risk to adverse health concerns. Potential exposure pathways that exist include contact with contaminated soils, groundwater, or surface water; inhalation of airborne contaminants from emissions; exposures to vapors from contaminated soils or groundwater; and contact exposures from contaminated soils migrating through stormwater runoff, among others. Trespassers or children exploring vacant brownfield properties could be exposed to lingering contaminants in debris, building materials, and site soils. Exposure to these contaminants may result in significant negative health effects such as an increased risk of cancer (benzene, PAHs, arsenic), an increased rate of respiratory and cerebrovascular diseases (inhalation of air particulates), and illnesses associated with compromised immune system such as bacterial pneumonia (PAHs).

c. Financial Need

i. Economic Conditions

Northampton County is a largely rural county with a limited tax base. The small, declining population (12,184) with a high poverty rate and significantly low median household income (\$35,055) makes it difficult for the County to fund a brownfields program without grant funding. The County's 2009 Comprehensive Plan was based on the assumption that its population would increase over time; however, the population has continued to decline. The County has experienced a 2% loss since 2010, and a 14% loss since 2000. With the decline in population has come a decline in the number of jobs in the County, which decreased by 10% between 2000-2011 and by 20.7% between 1999 and 2014. With an estimated loss of between 600 and 700 jobs as a result of the relocation of the hospital, the overall job loss in Northampton is expected to be over 30% in a 15-year period. These decreases and job losses have led to a drop in revenue and a reduced number of working-age residents, compounding the problem. The EZ Target Area has a higher aging population (28.8% age 65 and over) than Virginia (13.3%). Increasingly, residents are leaving the county to find work, or working in neighboring counties.

Since 2000, the percent of the County's budget from local revenue sources has climbed from 38% to over 54% as the contributions from the Commonwealth and the Federal government have decreased. The County's budget has remained relatively constant over the last 6 years, and is actually 17% lower than 2009, and if inflation were taken into account, the decline is 26.69%. Funding County activities has increasingly become dependent upon generating tax revenues from local sources, particularly the real property tax, which is a trend that can only be expected to continue. During the housing boom, the County was able to attract many retirees and second home

buyers to use their equity to build large, expensive homes in the area. However, as the assessed property values fell by over 33% during the recession, the County was forced to raise property tax rates to provide sufficient revenue over the years (from 0.49 in 2009 to 0.83 in 2016 per \$100 of assessment).³ The County's unique mix of low income life-time residents and wealthier retirees who have moved to the area or rent seasonally creates an economic injustice. According to the 2013 GINI index (latest available), Northampton County ranks first in income inequality in Virginia, with the top 20% of the residents receiving 55% of the income, and the bottom 20% receiving only 2%. As property taxes and housing costs have increased, the median household income, in terms of constant dollars, has decreased, falling by 7.4% between 2000 and 2010. Therefore, for fiscal year 2018, the County focused on continuing to provide core services, while not increase taxes again on a strained, mostly low-income population. As indicated in the previous demographics section (Section 1.a.ii), incomes are low and residents are unable to initiate community investment and brownfields revitalization on their own. Thus, the County's fiscal capacity to assume initial assessments is limited by the need to focus on core services.

ii. Economic Effects of Brownfields

The economy of Northampton County continues to have many challenges. The problems of poverty, a declining and aging population, low-wage jobs, and an unskilled workforce have been compounded by the development of the brownfield sites, which have negatively affected property values and tax revenues needed for essential social services, such as education, health and emergency services. In the 1980's the KMC Food Processing Company, one of the main employers for the area, finally closed. During that decade, the County experienced one of the largest declines in population (10.7% decrease from 1980 to 1990). According to the Census ACS data, the unemployment rate in the EZ Target Area is 7.4%, compared to 9.5% in the County, 6.2% in Virginia, and 5.2% in the US. While unemployment is currently dropping in Virginia and the US, the County is unfortunately just loss another one of our major employers with the hospital relocation. The closure of the Riverside Shore Memorial Hospital Nassawadox campus resulted in an estimated 600 to 700 job losses in the area; however, the impact of these closures go beyond just the loss of jobs. The customer base for local businesses near the once, vibrant sites disappear, and many are also forced to close. With a lack of local option, residents spend 23 cents of every dollar of disposable income outside of the County. Increasingly, residents must leave the County to find work (reason for declining population) or working in neighboring counties. In 2002, 45% of the workforce lived in Northampton County and worked elsewhere, but by 2014 the percentage increased to 66%. With the relocation of the hospital, the percentage is now likely higher.⁴

As commercial and industrial building vacancies increased, derelict buildings began to depress the property values of neighboring businesses and houses. As previously noted, the EZ Target Area's median home value (\$132,864) is over \$112,000 less than the rest of Virginia (\$245,000). These extremely low home values indicate that the market has ignored the area for years, thus contributing to widespread disinvestment. In addition, job loss results in poverty. The poverty level in the EZ Target area and the County is over twice the level of Virginia. The income per capita in the EZ Target Area is 46.9% less than the Virginia average, and the median household income in the EZ Target Area is 59.9% less than the Virginia average. Throughout the County, but especially the EZ Target Area, brownfield sites have emerged over the years, negatively influencing residents and businesses in a continuing downward economic spiral and limiting access to jobs.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

³ Northampton County Comprehensive Plan Update 2017.

⁴ Northampton County Comprehensive Plan Update 2017

a. Project Description, Redevelopment Strategy, and Timing and Implementation

i. Project Description and Alignment with Revitalization Plans

The focus of this assessment project is to provide environmental assessments and cleanup planning to encourage community redevelopment that results in more commercial, retail, and light industrial development, jobs, and quality affordable housing for lower and mid-income levels. As such, Northampton County, Virginia, is requesting \$300,000 in assessment funding (\$200,000 for Hazardous Substances and \$100,000 for Petroleum) to perform community-wide assessments and redevelopment planning on multiple brownfields throughout the County with a focus on the Enterprise Zone that largely follows US Highway 13 through the length of the County. Through these efforts, we will enhance human health and the environment as well as the economic vitality of the area. The Comprehensive Plan (current 2017 update) serves as the guiding principle for this project. The plan identifies the US Highway 13 corridor as a focus area for commercial and industrial development, and recognizes the income inequality and housing affordability issues in the County. The Plan envisions a community with “an increase in the economic base and population” with “a diverse economic base that provides at least a living wage” an “an active and coordinated policy to effectively address the issue of persistent poverty.” Further, it envisions a community that “embraces diversity” and “recognizes its responsibility to protect ecologically sensitive areas and groundwater aquifers for future generations.”

The Plan further defines a strategy to focus on the US Highway 13 corridor and the EZ Target Area and aims to capitalize on opportunities that have been overlooked in the past. US Highway 13 is not just the County’s main street, but a major thoroughfare for millions of travelers every year, most of whom generally just pass through the area and are not being effectively captured. These travelers are a potential market that is not being sufficiently captured. Creating a limited number of concentrated commercial developments, preferably in close proximity to the towns, in the EZ Target Area will not just increase tax revenues but serve as an introduction to the areas that could induce travelers to explore and potentially stay in the County. Additionally, concentrated centers will provide a central location for groups of interconnected firms, such as suppliers, related industries, and specialized institutions to be clustered into a single geographic location, promoting increased economic growth and reducing transportation and supply issues. These increased economic opportunities will, in turn, increase demand for quality, affordable housing in the area.

We will ensure equitable development occurs by including low-income and minority representatives on the advisory committee and engaging low-income and minority communities in all phases of the project. For residential redevelopment projects, funding will only be used on projects that ensure a mix of housing types across a range of incomes. We will ensure sustainable development occurs by requiring consultants to consider potential impacts to the sole-source aquifer and incorporate, where feasible, green cleanup and redevelopment strategies for sites. We will ensure environmental justice will be supported by including representatives of our entire community, regardless of race, color, national origin, or income, on our advisory committee and in all project activities.

ii. Redevelopment Strategy

The County’s redevelopment strategy is to increase business and industry opportunities, create new jobs, provide more affordable housing, and attract tourists. The brownfield sites provide an opportunity to reuse existing infrastructure, including roads, sewer, water, rail, etc., and minimize the impact of new development on our fragile ecosystem and sole-source aquifer. Each site will be evaluated and strategies developed to ensure redevelopments are protective of human health and the environment. For example, the Former KMC Food Processing site is the County’s top priority for a larger economic development project, and the four existing buildings on the property are in good

condition and ready for reuse. Plus, the property is located along the railroad, making it an ideal location for processing, warehousing, and shipping of agriculture or aquaculture products. The Goffigon & Leatherbury site, once a farm supply company, could become a restaurant, brewery, or retail center catering to tourists. The Nassawadox Hospital Complex sits on over 24 acres and has three large buildings available for reuse. Once assessed and cleaned up, as necessary, this site has the potential as a mixed-use development that can provide much needed quality, affordable housing. Plus, some discussions are already taking place regarding redeveloping the newer cancer center building as an urgent care center to help address the lack of healthcare facilities in the County. The table of targeted brownfield properties in section 1.a.iii provides potential reuse options for all of the identified sites.

iii. Timing and Implementation

The assessment grant will be managed from the County's Administration Department, and Mr. Charles Kolakowski, the County Administrator, will serve as the project manager for this project. He will be responsible for leading each of the tasks, the overall grant administration, and overseeing consultants to complete the project within three years, if not before.

(a) Contractor Procurement - Given the technical nature of the project, the County released a Request for Qualifications for brownfield consulting services in July 2017. The County subsequently ranked the responses in full compliance with state and federal guidelines (2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500), interviewed three qualified firms, and selected and entered into a master services agreement with the top-ranked firm. Upon grant award, the County will negotiate a task order with the firm to have the project team in place and ready to begin work on October 1, 2018.

(b) Site Inventory and Identification - In preparation for this grant application, we engaged our project partners to brainstorm potential properties and develop the site inventory. Once the project is underway, the Brownfields Advisory Committee (BAC) will continue to develop the site inventory and will meet quarterly to prioritize the sites. The BAC will formalize the prioritization criteria, but the initial criteria includes the threat to human health and/or the environment, the relevance to revitalization efforts, current ownership and their willingness to participate, the future development strategy, and the impact on the community.

(c) Obtaining and securing site access - The County Administrator has already begun securing site access for assessments, and the County has access to the Northampton Middle school site. Several of the other high priority sites are currently marketed for sale, and the potential benefits of the assessment grant has generated the interest of several owners. The County will continue to take a proactive approach by identifying property owners that are interested in selling their property (owners who are more likely to participate and properties that are more likely to be redeveloped) and educating them on the benefits of the program. Our preliminary inventory indicates we have more properties in need of assessment than the budget will likely fund. Therefore, if a property owner declines to participate, the County will move on to the next highest priority site on the list. For abandoned properties deemed a priority, the County will explore all legal options to gain site access.

b. Task Descriptions and Budget Table

i. Task Descriptions

As part of this initiative, we will conduct Phase I and Phase II Environmental Site Assessments (ESAs) on key brownfield sites that are identified and determined as priorities through a community-oriented inventory and planning process. Cleanup and redevelopment planning will be conducted for sites requiring cleanup activities. We will garner widespread community involvement by conducting extensive public outreach to engage area residents, businesses, and other stakeholders.

NORTHAMPTON COUNTY, VIRGINIA

The project will have four primary tasks: 1) Site Assessment, 2) Remediation/Reuse Planning, 3) Community Outreach, and 4) Programmatic Support.

Task 1 - Site Assessment – Conduct Environmental Site Assessment activities (ESAs) at selected sites: 10 ASTM-AAI compliant Phase I's @ \$3,500 each for a total of \$35,000 (6 hazardous substances for \$21,000 and 4 petroleum or \$14,000); 1 Generic Quality Assurance Project Plan (QAPP) @ \$4,000, 6 Site Specific (SS)-QAPPs @ \$3,500 each for a total of \$21,000 (3 hazardous substances for \$10,500 and 3 petroleum for \$10,500); 3 hazardous substances Phase II's @ an average of \$37,500 each for a total of \$112,500 and 3 petroleum Phase II's @ an average of \$17,000 each for a total of \$51,000. Phase II ESA cost will vary due to the complexity of the site and the type of contaminant. Five (5) Asbestos and Lead Based Paint surveys will also be conducted @ \$2,900 each to support existing building demolition or renovation activities on brownfields properties for a total of \$14,500 in hazardous substance funding. Assessment total: \$238,000 (\$160,500 for hazardous substances and \$77,500 for petroleum).

Task 2 - Remediation/Reuse Planning – Develop site appropriate remediation and/or reuse plans to reduce risks to health & environment for selected sites. Community vision & goals will be considered in town-wide remediation/reuse planning. 5 Analysis for Brownfields Cleanup Alternatives (ABCAs) or reuse plans @ \$5,500 for a total of \$27,500 (3 hazardous substances for \$16,500 and 2 petroleum for \$11,000).

Task 3 – Community Outreach – Develop/maintain strategic partnerships and create a Community Involvement Plan; disseminate information/comments to/from community & stakeholders, host community meetings. \$6,000 in travel funds is budgeted to supplement travel funds from other sources; attendance at national and regional brownfields-related training conferences/workshops is planned. \$2,500 is budgeted for printing. \$15,000 is budgeted for hosting community-wide meetings, focus groups, charrettes, & visioning sessions – totaling \$23,500. (\$15,500 hazardous substances and \$8,000 petroleum).

Task 4 - Programmatic Support – The County will directly oversee grant implementation and support activities and will provide staff time as an in-kind, leverage contribution (estimated at \$5,000/year). The County has secured contractual support to ensure effective and efficient project management and compliance with EPA cooperative agreement terms & conditions. With contractor assistance the County will complete EPA quarterly reports, MBE/WBE forms, & EPA ACRES database and other programmatic support with contractor assistance while providing oversight and review of the programmatic grant elements. \$11,000 is budgeted for contractual programmatic support (\$7,500 hazardous substances and \$3,500 petroleum).

ii. Budget Table

Budget	Task 1	Task 2	Task 3	Task 4	Total
Hazardous Substances					
Travel	0	0	\$4,000	0	\$4,000
Supplies	0	0	\$1,500	0	\$1,500
Contractual	\$160,500	\$16,500	\$10,000	\$7,500	\$194,500
Total	\$160,500	\$16,500	\$15,500	\$7,500	\$200,000
Petroleum Products					
Travel	0	0	\$2,000	0	\$2,000
Supplies	0	0	\$1,000	0	\$1,000
Contractual	\$77,500	\$11,000	\$5,000	\$3,500	\$97,000
Total	\$77,500	\$11,000	\$8,000	\$3,500	\$100,000
Grand Total	\$238,000	\$27,500	\$23,500	\$11,000	\$300,000

c. Ability to Leverage

NORTHAMPTON COUNTY, VIRGINIA

The County is committed to leveraging at least \$15,000 in in-kind services and staff time to implement the program. Furthermore, we will take full advantage of leveraging brownfield assessment funds with state economic and other incentive programs for eligible projects to increase the likelihood of successful cleanup and redevelopment. The Target Area is a state Designated Enterprise Zone (EZ), which provide grants for qualifying companies that create new full-time jobs or improve commercial real estate. Incentives through this program include the Job Creation Grant and Real Property Investments Grant. The Virginia Brownfields Restoration and Economic Redevelopment Assistance Fund (VBAF) is used to promote the restoration and redevelopment of brownfield sites. VBAF Grant proceeds may be used to pay the costs associated with brownfields assessment, restoration, and redevelopment. Since EPA Brownfield funds can be used as the required match for VBAF funds, the County will seek to leverage VBAF funds to complete more assessments and conduct cleanups at the targeted, high-priority brownfield sites. In addition to the VBAF funding, the Virginia Department of Housing and Community Development (DHCD) Industrial Revitalization Fund (IRF) is used for market-driven redevelopment of vacant and deteriorated industrial and commercial properties.

Source of Funds	Purpose/Role of Funds	Amount	Status
Northampton County	In-kind services for management of the brownfield project	\$15,000	Secured
VBAF Planning Grant	Environmental assessment and redevelopment planning	\$50,000	Potential
VBAF Remediation Grant	Brownfields site remediation grant	\$500,000	Potential
DHCD IRF	Redevelopment of vacant non-residential structures whose poor condition creates physical and economic blight to the surrounding area	\$600,000	Potential
Real Property Improvement Grant	Commercial real estate construction or improvement projects are eligible for a grant of up to 20% of the total cost of qualified improvements	\$100,000	Potential
Job Grants	Businesses that create at least 4 new full-time jobs may be eligible to receive job creation grants, for a maximum of 350 eligible jobs per year	\$800/job	Potential

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community

i. Community Involvement Plan

Through the update of the Comprehensive Plan, the County has already been engaged with the community in identifying the needs and the redevelopment strategy for the EZ Target Area. Building off these successful efforts, we will develop a Community Involvement Plan to ensure the residents and other stakeholders continue to be informed of the assessment/cleanup planning process and involved in key decisions. The County will form a Brownfields Advisory Committee (BAC) to serve as the main conduit for community outreach activities, including continuing to build site inventory, assisting with site prioritization, reaching out to property owners and developers, communicating project updates, and soliciting input from their represented community/organization. Meetings will be held at least quarterly to allow the BAC to work closely with community stakeholders and meet the following community involvement goals: Assist the public in understanding the decision-making process during project design and cleanup and the community's role in that process; Give the public accessible, accurate, timely and understandable information about the project as it moves forward; Ensure adequate time and opportunity for the community to provide informed and meaningful participation and for that input to be considered; Reflect community concerns, questions and information needs; and, Respect and fully consider public input throughout the process as the project moves forward.

ii. Community Involvement Plan

The BAC will be one effective tool for communicating progress of the project throughout the community; however, we will also use a wide array outreach methods during the project. At least twice a year at the public Board of Supervisors meetings, we will present project updates, solicit feedback, and invite participation. We will publish notices in the local paper to announce public meetings. We will also meet with and engage our community organizations to help identify additional sites, priorities, and redevelopment options. In support of these efforts, we will prepare an informative brochure to be distributed at meetings, as the County Administration building, the Chambers of Commerce, and through local business. We will also post project updates on the County's website and social media feeds. We will also reach out to local reporters to ensure the information, public meetings, and project successes are covered in the local media.

Through successful experiences with the Comprehensive Plan update, we have found the combination of these various methods an effective way to engage our community. Therefore, we are confident the outreach methods proposed are the most appropriate way to reach the Target Area EZ community. In addition, we will work to ensure that residents with language or other physical barriers are also included. For example, all meeting facilities will be ADA accessible to allow residents of all abilities to participate.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority

The Virginia DEQ will be an essential partner in this project. DEQ will be requested to review brownfield properties for grant eligibility and will provide essential guidance and oversight related to regulatory and cleanup standards. In addition, DEQ administers the state's Voluntary Remediation Program (VRP) which offers liability protections and tax credits. The VRP requires any reuse of the property to protect human health and prevent migration of contamination. It also provides guidance for protecting public health and the environment through use of engineering controls, which can be incorporated into redevelopment planning. DEQ will be asked to review and comment on site cleanup plans prior to implementation to assure conformance with VRP. In addition, DEQ administer the VBAF program, which the County plans to leverage to complete assessments and cleanups of high-priority sites.

ii. Other Governmental Partnerships

The local office of the Virginia Department of Health is located in Nassawadox and will be an asset to this project. The health department has been actively involved in education/notification, testing, and monitoring and exposure evaluations related to local environmental and health issues. The health department will serve as resource on health issues and effects during the project.

Participating state and federal agencies include the EPA and the US Departments of Agriculture, Transportation, Housing & Urban Development; Economic Development Administration, and the Governor's Office of Tourism, Trade and Economic Development. Respectively, these agencies will act as a funding source; in an advisory capacity; implementation assistance; guidance on additional/leveraged funding sources; environmental regulations and compliance; coordination to reduce duplication of efforts and ensure potential replication at other brownfields sites. As specific examples, EPA will provide the funding and oversight for grant activities, HUD will provide CDBG funding for housing upgrades, DOT may provide funding for streetscaping, and the Virginia DHCD will provide access to the Industrial Revitalization Fund.

c. Partnerships with Community Organizations

i. Community Organization Descriptions & Roles

The following Community-based Organizations will support the project:

Organization	Description	Support for Project
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NORTHAMPTON COUNTY, VIRGINIA

NAACP	Mission is to ensure the political, educational, social, and economic equality of rights of all persons and to eliminate race-based discrimination	Serve on the BAC; post project updates to social media
Northampton Chamber of Commerce	Business advocacy organization with over 250 members	Disseminate info through Chamber Blog; display info at office and fair; assist with site identification and redevelopment planning
Eastern Shore Chamber of Commerce	Active chamber with just under 500 members of business community	Disseminate and gather information; invite project team to present a meeting; solicit properties; and participate in redevelopment planning
Joint Industrial Development Authority	Created to enhance and promote industrial and commercial development	Assist in identifying and redeveloping sites; promote reuse; pair sites with incentives
Accomack-Northampton Planning DC	Regional organization tasked with supporting local planning, community development efforts, and technical assistance	Support redevelopment activities, assist with identifying and securing other sources of funding

d. Partnerships with Workforce Development Programs

The County is committed to ensuring that local residents have access to jobs associated with implementation of this brownfield grant. Our consultant has committed to making efforts to subcontract to local firms and source from local suppliers, where feasible and cost effective. The project team will work closely with Virginia's Small Business New Jobs Training program and the Eastern Shore Community College Workforce Development College to Industry Program to keep them updated on potential workforce needs in brownfields redevelopment. In addition, the County will encourage any contractor working on the assessment, cleanup, or redevelopment of any brownfield site, whether under this project or not, to contact the workforce center for any hiring needs and to source from local businesses when efficient and economical.

4. PROJECT BENEFITS

a. Welfare, Environmental, and Public Health Benefits

Addressing contaminated sites as part of the revitalization effort in the EZ Target Area will have a direct benefit for public health by taking the first steps (assessment and cleanup planning) to deal with migration of contaminants from the sites onto adjacent properties or waterways through storm water runoff or direct exposure to contaminants and/or sediment carried from occasional occupants or trespassers. Potential health-related impacts of exposure to these contaminants (such as cancer or respiratory disease) will be reduced. By properly redeveloping sites, these issues can be mitigated. Access to safe, quality housing will also be improved as contaminants in close proximity to residential areas are assessed and plans made for remediation.

From a social welfare perspective, proper redevelopment of brownfields can reverse blighted effects that depress neighboring properties and discourage investment. Reinvestment will increase property values and lead to a more diverse and stable neighborhood. Good quality, affordable housing infill will replace blighted areas. For example, the former hospital complex may be redeveloped into a mixed-use development with offices and housing options for different income levels. With an increasing population due to more job opportunities, the County will be able to attract additional healthcare options to locate on these sites. Social benefits will also be realized as these properties gain productive reuse, including local employment opportunities, strengthen disadvantaged and blighted neighborhoods by addressing longstanding contamination issues and creating the opportunity for the growth of new businesses in the community. Employment during cleanup and new business creation both have the potential to bring employer health insurance to an underinsured population.

The environmental benefits from an EPA brownfields assessment grant are clear and well-documented. Properties will be assessed to determine their risk of contamination during a Phase I ESA. If deemed necessary, a Phase II ESA will be conducted that will determine the lateral and

vertical extent of any contamination on-site. Once completed, remediation and redevelopment planning can begin. Many of the proposed brownfield sites in the EZ Target Area are former commercial or industrial facilities that may have contributed to soil, groundwater, surface water, and/or air pollution. Known and potential contaminants on these sites include petroleum hydrocarbons, volatile and semi-volatile organic compounds, heavy metals, herbicides, and pesticides, and asbestos. Assessment and remediation planning will begin controlling exposures to this contamination. This will help improve the air, soil, groundwater and surface water throughout the County and help protect the sole-source aquifer. The following additional environmental outcomes are anticipated as these properties are put back to viable reuse: reducing stormwater runoff by reclaiming impervious surfaces on brownfield sites; creating dense, walkable, mixed-use redevelopments reduces auto-dependence, air emissions, and fuel consumption; and reducing development pressure on nearby green space and preserving our natural resources and assets.

b. Economic and Community Benefits

As the demographic table details, Northampton County is in significant economic need. Poverty rates are extremely high, and incomes are low. The redevelopment of brownfield properties can help restore an economic vitality to the towns within the EZ Target Area and the entire County. Completing the environmental assessment of these brownfield properties will help to eliminate the environmental uncertainty, thereby increasing the marketability of these properties to prospective purchasers and developers. For example, by quantifying the environmental issues and developing a cleanup plan for the Former KMC Food Processing site, we can market the site to light industrial economic prospects, who could potentially directly create 200-300 jobs and over \$15 million in investment. Creating a redevelopment plan for the former Nassawadox Hospital site will allow us to determine their suitability for redevelopment into a mixed-use complex with affordable, multi-family housing. One of the buildings may easily be transformed into an urgent care center. Plus, the development would be a huge boost for businesses and others in the town of Nassawadox and could spur additional infill of other brownfield properties. In addition, this and other brownfield redevelopments will have a positive effect on the property values of the adjacent and nearby homes. According to the EPA's data, property values generally increase between 5 and 15 percent after brownfields are addressed.⁵ Increasing residential property values again translates into a much needed increase in property tax revenue. A 15 percent increase in the median home value of \$132,864 would translate into approximately an additional \$178 in tax revenue per house at the current millage rate (0.89). The creation of new job opportunities can also reverse the trend of residents commuting to work and spending 23 cents of every dollar outside the County. As these sites are assessed, cleaned up, and redeveloped consistent with our community's vision, new and existing businesses will create more jobs and, therefore, economic conditions will improve.

This project will also provide important community benefits through the increased preservation of the County's natural resources. Northampton County is one of the last remaining rural areas on the East Coast, and the migratory bird habitat on the Eastern Shore peninsula, particularly in the southern tip of Northampton, is hemispherically important to shore birds, songbirds, and raptors. Protecting these ecologically sensitive areas are important to our residents and the future of tourism in the County.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings: The County's most recent audit was completed on November 26, 2016, by the independent accounting firm Robinson, Farmer, Cox Associates. The only finding pertained to school district oversight of Title I funds, for which the County has no responsibility or obligation.

⁵ EPA Brownfields Program Accomplishments and Benefits: <https://www.epa.gov/brownfields/brownfields-program-accomplishments-and-benefits>; accessed December 2016.

b. Programmatic Capability: The County has a team in place to successfully manage the grant funding. Mr. Charles Kolakowski, the County Administrator, will serve as the Project Manager and will be assisted by Ms. Susan McGhee, Director of Planning. Mr. Kolakowski has over 24 years of experience leading local governments, and he has successfully managed and overseen millions in federal and state grant funds. Ms. McGhee is the Director of the Planning Permitting and Enforcement Department. She is a licensed Professional Engineer, certified Project Management Professional, and currently certified as a Stormwater Management Plan Reviewer. She has a Masters of Engineering degree in Environmental Pollution Control from Penn State University. For support, the County has already selected a qualified consulting and engineering firm to carry out specific technical tasks for this proposed brownfield grant. The competitive procurement process was fully consistent with federal procurement requirements, 2 C.F.R 200 and EPA's rule at 2 C.F.R. 1500. Upon grant award, a task order will be negotiated with the consultant to complete the project tasks. Mr. Kolakowski will directly oversee the consultant and provide the strategic direction for this project. He will ensure the completion of all technical, administrative, and financial (with Financial Department staff) requirements of the project in accordance with the approved work plan and the grant's terms and conditions. The selected consulting firm has federal brownfields grant administration experience and will work with County staff. The County has systems in place to replace key staff, if needed, and to procure additional consulting/contractor services.

c. Measuring Environmental Results: The project team and BAC will meet quarterly to track the project's progress in fulfilling its scope of work, goals, and objectives. Each Quarterly Report will include an update of project expenditures and track activities and expenses against the project's schedule. Corrective action and work plan modification requests will be identified as appropriate. Anticipated outputs to be tracked will include, but not limited to, the number of community meetings, Phase I and II ESAs, ACM Surveys, ABCAs, and Redevelopment Plans. Anticipated outcomes to be tracked will include, but not limited to, the number of engaged citizens, acres ready for reuse, certificates of completion received, jobs created, and redevelopment dollars leveraged. Additionally, site-specific information will be routinely entered and tracked in the online Assessment Cleanup and Redevelopment Exchange System (ACRES) database.

d. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Grant: Northampton was the recipient of an EPA Brownfields Assessment Pilot award in 1995 for \$200,000 and received Supplemental funding of \$100,000 in 2000. The Pilot project targeted sites in Cape Charles.

1. Accomplishments:

- Completed Phase I and II environmental assessments of the former town dump parcel;
- Developed a Master Plan, comprehensive design and operations standards, and zoning language to facilitate the adoption of an industrial park.
- The Pilot leveraged \$2.5 million in county bonds for the construction of the 30,930- square-foot Energy Recovery, Inc., building, which was completed in March 1999.
- The Pilot leveraged a \$790,000 Rural Business Enterprise grant from the U.S. Department of Agriculture and the Economic Development Administration, to establish infrastructure.
- The Pilot leveraged a \$798,000 grant from the Department of the Interior to purchase land adjacent to the park to extend the nature preserve.
- The Pilot leveraged an award of \$190,000 from the National Oceanic and Atmospheric Administration to develop a coastal water quality program.

2. Compliance with Grant Requirements: The County complied with all grant requirements, including the work plan, terms and conditions, and reporting requirements. All grant funds were expended as scheduled. Property profile forms were completed, and EPA later added some of the info to ACRES. Cape Charles was recognized a finalist for EPA's Brownfields Showcase Communities.

NAACP

Northampton County Branch

National Association for The Advancement of Colored People

P. O. Box 333, Nassawadox, Virginia 23413 • 757-442-2139



November 16, 2017

Mr. Charles Kolakowski
County Administrator
PO Box 66
16404 Courthouse Road
Eastville, VA 23347


Dear Mr. Kolakowski:

The Northampton Branch of the National Association for the Advancement of Colored People (NAACP) is pleased to support the efforts of Northampton County in their application for an EPA Brownfield Community-wide Assessment Grant. Northampton County continues to be negatively impacted by the lack of new development and challenges for redevelopment caused by the threat and fear of potential Brownfield contamination. Revitalization of vacant and dilapidated properties throughout the County is vital to the economic success of our citizens.

Our branch of the NAACP in Northampton County, Virginia is committed to advocacy. Our mission is to ensure the political, educational, social, and economic equality of rights of all persons and to eliminate race-based discrimination. We applaud the proactive efforts of Northampton County to restore vitality to these brownfields sites, which are often in the midst of our most disadvantaged community members. We will specifically support this project by participating on the Northampton Brownfields Advisory Committee. In addition, we can post project updates to our social media sites to keep our membership apprised of project happenings.

Please let us know if we can be of any further assistance.

Sincerely,


Jane Cabarrus
President

Northampton County of Virginia Chamber of Commerce

November 16, 2017

Mr. Charles Kolakowski
County Administrator
PO Box 66
16404 Courthouse Road
Eastville, VA 23347

RE: Northampton County EPA Brownfield Assessment Grant

Dear Mr. Kolakowski:

The Northampton County of Virginia Chamber of Commerce is happy to support the County's application for an EPA Brownfield community-wide Assessment Grant.

We are a very active Chamber of Commerce which represents businesses throughout the County. We host numerous events throughout the year for members, at which we can disseminate and gather information about the brownfields project from the local business community. We will also invite a project team member to present at one or more of our monthly meetings to provide project updates, solicit information on potential properties, and participate in redevelopment planning efforts.

In addition, the Chamber is happy to host community meetings.

Please contact me if you have any questions. I can be reached at (757) 678-0010.

Sincerely,



Elizabeth Dodd Russell
Chief Executive Director

Joint Industrial Development Authority of Northampton County

November 15, 2017

Mr. Charles Kolakowski
County Administrator
PO Box 66
16404 Courthouse Road
Eastville, VA 23347

RE: Northampton County EPA Brownfield Assessment Grant

Dear Mr. Kolakowski:

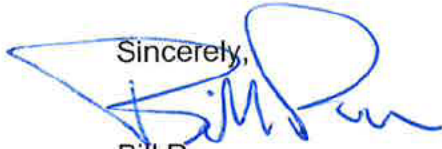
The Joint Industrial Development Authority of Northampton County (Joint IDA) is pleased to provide this letter of support for the County's Brownfield Assessment Grant application. The Joint IDA, formed by resolution in March 1995, was created to enhance and promote industrial and commercial development in Northampton County.

Typical duties include assembling land, raising funding for infrastructure construction, administering design and construction, managing property, administering industrial revenue bond financing for qualified applicants, supporting recruitment and development of corporate tenants, coordinating development of incentives, and facilitating coordinated unified development activities of County and participating towns.

As such, the Joint IDA is interested in identifying, assessing, and redeveloping brownfield sites for industrial and commercial developments. The Joint IDA will support the project by actively promoting properties for reuse and pairing the property with the best available incentive options to encourage redevelopment.

We look forward to assisting the County with a successful brownfields project.

Sincerely,



Bill Parr
Chairman, JIDANC



Eastern Shore of Virginia

CHAMBER OF COMMERCE

November 16, 2017

Mr. Charles Kolakowski
County Administrator
PO Box 66
16404 Courthouse Road
Eastville, VA 23347

RE: Northampton County EPA Brownfield Assessment Grant

Dear Mr. Kolakowski:

The Eastern Shore of Virginia Chamber of Commerce is happy to support the County's application for an EPA Brownfield community-wide Assessment Grant.

We are a very active Chamber of Commerce with just under 500 members representing both Accomack and Northampton Counties. We host numerous events throughout the year for members, at which we can disseminate and gather information about the Brownfields project from the local business community. We will also invite a project team member to present at one or more of our monthly Board meetings to provide project updates, solicit information on potential properties, and participate in redevelopment planning efforts. We would also welcome a project team member to accompany myself on one of my bi-monthly radio shows, "Chamber Chat" on WESR and can help educate the community using our social media pages.

In addition, the Chamber is happy to offer our large meeting room to host community meetings.

Please contact me if you have any questions. I can be reached at (757) 787-2460 or executivedirector@esvachamber.org.

Sincerely,

Robie Marsh
Executive Director



A-NPDC

ACCOMACK-NORTHAMPTON PLANNING DISTRICT COMMISSION

P.O. BOX 417 • 23372 FRONT STREET • ACCOMAC, VIRGINIA 23301

(757) 787-2936 • TOLL FREE (866) 787-3001 • FAX: (757) 787-4221

WEBSITE: www.a-npdc.org

November 13, 2017

Charles Kolokowski, Administrator
Northampton County
PO Box 66
Eastville, Virginia 23347

Dear Mr. Kolokowski,

The Accomack-Northampton Planning District Commission is the regional planning organization for the counties of Accomack and Northampton with a focus on community revitalization, affordable housing, regional economic development and transportation and environmental planning.

Brownfield redevelopment supports many goals and objectives of numerous regional plans including the Groundwater Protection Plan, and the Stronger Economics Together Economic Development Plan. Northampton County has already completed the redevelopment of one brownfield site into a Sustainable Technology Industrial Park that has now been returned to private ownership. Other sites in the county could similarly be redeveloped and put back into productive use supporting commercial and industrial development.

Northampton County has a primarily rural character that is treasured by its citizens and the benefits of brownfield redevelopment will include removing real and perceived threats to health and safety, recovering desirable locations and reducing development pressure on some of the most productive farmland in Virginia, and increasing the tax base of the county by increasing the value of surrounding properties.

It is for this and many other positive effects that the Accomack-Northampton Planning District Commission supports Northampton County's plan to address brownfield sites by redeveloping them for the appropriate uses. We hope that your application is viewed favorably and is approved.

Sincerely,

Elaine K. N. Meil
Executive Director



THRESHOLD CRITERIA

1. APPLICANT ELIGIBILITY

Northampton County, Virginia is a General Purpose Unit of Local Government as defined under 2 CFR 200.64.

2. COMMUNITY INVOLVEMENT

The County will develop a Community Involvement Plan to ensure the residents and other stakeholders continue to be informed of the assessment/cleanup planning process and involved in key decisions. The County will form a Brownfields Advisory Committee (BAC) to serve as the main conduit for community outreach activities, including continuing to build site inventory, assisting with site prioritization, reaching out to property owners and developers, communicating project updates, and soliciting input from their represented community/organization. Meetings will be held at least quarterly to allow the BAC to work closely with community stakeholders and meet the following community involvement goals: Assist the public in understanding the decision-making process during project design and cleanup and the community's role in that process; Give the public accessible, accurate, timely and understandable information about the project as it moves forward; Ensure adequate time and opportunity for the community to provide informed and meaningful participation and for that input to be considered; Reflect community concerns, questions and information needs; and, Respect and fully consider public input throughout the process as the project moves forward.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☒ Preapplication
☐ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

11/16/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

County of Northampton, Virginia

* b. Employer/Taxpayer Identification Number (EIN/TIN):

(b) (6)

* c. Organizational DUNS:

0839862730000

d. Address:

* Street1:

PO Box 66

Street2:

* City:

Eastville

County/Parish:

* State:

VA: Virginia

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

233470000

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr .

* First Name:

Charles

Middle Name:

* Last Name:

Kolakowski

Suffix:

Title:

Organizational Affiliation:

* Telephone Number:

757-678-0440

Fax Number:

* Email:

ckolakowski@co.northampton.va.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Brownfields Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: